## III-A.2(a) RESIDENTIAL CLUSTER REGULATION SCHEDULE

ZONING DISTRICT:	Minimum Lot	Min. Contiguous	Minimum	Min. Front	Min. Side	Min. Rear	Maximum	Max. Building	<b>Minimum</b>
	Area	Frontage	Lot Depth	<del>Setback</del>	<del>Setbacks</del>	<del>Setback</del>	Lot	Height	Open Space
							Coverage		
Single Residence A	<del>15,000 sf</del>	110 feet	125 feet	<del>30 feet</del>	12 feet	25 feet	<del>25%</del>	2.5 stories/35	None
(RSA)								feet	
RS A CLUSTER	Single-family hom	es (SFH), town houses (TH	) and small sing	le family cottag	es (SFC) may be	constructed in	Cluster Develop	ments in the RS	<del>\ District on</del>
OPTION	contiguous parcels measuring at least two (2) acres through Site Plan Review Procedures from the Planning Board outlined in Section VI-DD.2(B). At								
	least 50% of the total site area must be Protected Open Space. The following dimensional requirements apply to lots with structures developed in RS A								
	Clusters. These can be reduced up to 15% by the Planning Board to account for unique site conditions as long as all parcels meet the egress, accessibility								
	and off-street parking requirements of this by-law. In RS A clusters, two (2) single-family cottages (SFC) may be developed in the place of a single-family								
	dwelling (SFD).								
RS A Cluster	33% of regular	60% of regular	60% of	<del>60% of</del>	<del>60% of</del>	60% of	<del>120% of</del>	2.5 stories /	None
<b>Dimensional</b>	std. <b>5,000 sf</b>	std. 66 feet	regular std.	<del>regular std.</del>	<del>regular std.</del>	<del>regular std.</del>	regular std.	35 feet	
Requirements:			75 feet	<del>18 feet</del>	7 feet	15 feet	<del>30%</del>		
<u> </u>	40.000 f	1105	4506	10.5	20.5	10.5	200/	2.5 /25	
Single Residence B	4 <del>0,000 sf</del>	140 feet	150 feet	40 feet	<del>20 feet</del>	40 feet	<del>20%</del>	2.5 stories/35	None
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, ,		es (SFH), town houses (TH							
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RS B CLUSTER	contiguous parcel	s measuring at least two (2	2) acres through	Site Plan Revie	<del>w Procedures fr</del>	om the Plannir	ng Board outline	ed in Section VI-DI	<del>).2(B). At</del>
RS B CLUSTER	contiguous parcel least 50% of the to	s measuring at least two (2 otal site area must be Prot	2) acres through ected Open Spa	Site Plan Revie ce. The followi	w Procedures fr ng dimensional	om the Plannir requirements a	ng Board outline oply to lots with	ed in Section VI-DI structures devel	D.2(B). At oped in RS B
RS B CLUSTER	contiguous parcel least 50% of the to Clusters. These ca	s measuring at least two (2 otal site area must be Prot n be reduced up to 15% by	2) acres through ected Open Spay the Planning E	Site Plan Revie ce. The followi Board to accoun	w Procedures fr ng dimensional t for unique site	om the Plannir requirements ap conditions as l	ng Board outline oply to lots with ong as all parce	ed in Section VI-DI structures devel els meet the egress	D.2(B). At oped in RS B oped in RS B
RS B CLUSTER	contiguous parcel least 50% of the to Clusters. These ca and off-street par	s measuring at least two (2 otal site area must be Prot n be reduced up to 15% by king requirements of this k	2) acres through ected Open Spay the Planning E	Site Plan Revie ce. The followi Board to accoun	w Procedures fr ng dimensional t for unique site	om the Plannir requirements ap conditions as l	ng Board outline oply to lots with ong as all parce	ed in Section VI-DI structures devel els meet the egress	D.2(B). At oped in RS B oped in RS B
RS B CLUSTER OPTION	contiguous parcel least 50% of the to Clusters. These ca and off-street par family dwelling (S	s measuring at least two (2 otal site area must be Prot n be reduced up to 15% by king requirements of this b FD).	2) acres through ected Open Spay the Planning E	Site Plan Revie ce. The followi Board to accoun	w Procedures fr ng dimensional t for unique site	om the Plannir requirements ap conditions as l	ng Board outline oply to lots with ong as all parce	ed in Section VI-DI structures devel els meet the egressed in the place of	D.2(B). At oped in RS B oped in RS B
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RS B CLUSTER OPTION  RS B Cluster Dimensional	contiguous parcel least 50% of the to Clusters. These ca and off-street par family dwelling (S 30% of regular	s measuring at least two (2 otal site area must be Prot n be reduced up to 15% by king requirements of this b FD). 60% of regular	2) acres through ected Open Spa y the Planning E by-law. In RS B c	Site Plan Revie ce. The following Board to account lusters, three (3	w Procedures frog dimensional tfor unique site should be simple-family 60% of	om the Plannir requirements a conditions as I cottages (SFC) n	ng Board outline oply to lots with ong as all parce nay be develope 125% of	ed in Section VI-DI Structures develors meet the egressed in the place of  2.5 stories /	O.2(B). At oped in RS B or, accessibility a single-
RS B Cluster Dimensional Requirements:	contiguous parcel least 50% of the to Clusters. These ca and off-street par family dwelling (S 30% of regular	s measuring at least two (2 otal site area must be Prot n be reduced up to 15% by king requirements of this b FD). 60% of regular	2) acres through ected Open Spa y the Planning E oy-law. In RS B c 60% of regular std.	Site Plan Revie ce. The followin loard to accoun lusters, three (3 60% of regular std.	w Procedures frog dimensional tfor unique site strongle-family 60% of regular std.	om the Plannir requirements ap- conditions as l cottages (SFC) n 60% of regular std.	ng Board outline pply to lots with ong as all parce nay be develope  125% of regular std.	ed in Section VI-DI Structures develors meet the egressed in the place of  2.5 stories /	O.2(B). At oped in RS B or, accessibility a single-
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RS B CLUSTER OPTION  RS B Cluster Dimensional Requirements:	contiguous parcel least 50% of the to Clusters. These ca and off-street par family dwelling (S 30% of regular std. 12,000 sf	s measuring at least two (2 ptal site area must be Prot n be reduced up to 15% by king requirements of this k FD). 60% of regular std. <b>84 feet</b>	2) acres through ected Open Spa y the Planning E ey-law. In RS B c 60% of regular std. 90 feet	Site Plan Revie ce. The followin loard to accoun lusters, three (3 60% of regular std. 24 feet	w Procedures frog dimensional tfor unique sites single-family 60% of regular std. 12 feet	om the Plannir requirements ap conditions as I cottages (SFC) n 60% of regular std. 24 feet	ng Board outline pply to lots with ong as all parce nay be develope  125% of regular std. 25%	ed in Section VI-DI structures devel els meet the egress ed in the place of 2.5 stories / 35 feet	O.2(B). At oped in RS B r, accessibility a single- None
RS B CLUSTER OPTION  RS B Cluster Dimensional Requirements:  Single Residence C (RSC)	contiguous parcel least 50% of the to Clusters. These ca and off-street par family dwelling (S 30% of regular std. 12,000 sf	s measuring at least two (2 otal site area must be Prot n be reduced up to 15% by king requirements of this k FD). 60% of regular std. <b>84 feet</b>	2) acres through ected Open Spa y the Planning E ey-law. In RS B c  60% of regular std. 90 feet  125 feet	Site Plan Revie ce. The followin loard to accoun lusters, three (2 60% of regular std. 24 feet	w Procedures frog dimensional tfor unique sites) single-family  60% of regular std.  12 feet	om the Plannir requirements appropriate to the property of the	ng Board outline pply to lots with ong as all parce hay be develope  125% of regular std. 25%	ed in Section VI-DI structures devel els meet the egress ed in the place of  2.5 stories / 35 feet  2.5 stories / 35 feet	O.2(B). At oped in RS B , accessibility a single-None
RS B CLUSTER OPTION  RS B Cluster Dimensional Requirements: Single Residence C	contiguous parcel least 50% of the to Clusters. These ca and off-street par family dwelling (S) 30% of regular std. 12,000 sf	s measuring at least two (2 ptal site area must be Prot n be reduced up to 15% by king requirements of this k FD). 60% of regular std. 84 feet  120 feet	2) acres through ected Open Spa y the Planning E ey-law. In RS B c  60% of regular std. 90 feet  125 feet	Site Plan Revie ce. The followin loard to accoun lusters, three (2 60% of regular std. 24 feet 30 feet	w Procedures frog dimensional tfor unique sites shall be single-family 60% of regular std.  12 feet  12 feet	om the Plannir requirements appropriate to the property of the	ng Board outline pply to lots with ong as all parce hay be developed  125% of regular std. 25%  Cluster Developed	ed in Section VI-DI structures devel els meet the egress ed in the place of  2.5 stories / 35 feet  2.5 stories / 35 feet  pments in the RS	None  C District on
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